178.0	0003	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,600 / 776,600
					USE VALUE:	776,600 / 776,600
					ASSESSED:	776,600 / 776,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY KERRY L
Owner 2:	
Owner 3:	
Street 1:	59 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EWEN MARK D & KAREN L -
Owner 2:	-
Street 1:	59 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,538 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Asbestos Exterior and 1628 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7538.000	324,300		452,300	776,600
Total Card	0.173	324,300		452,300	776,600
Total Parcel	0.173	324,300		452,300	776,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.09 | /Parcel: 477.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120390

GIS Ref

GIS Ref

Insp Date 07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,500	0	7,538.	452,300	776,800	776,800	Year End Roll	12/18/2019
2019	101	FV	246,500	0	7,538.	452,300	698,800	698,800	Year End Roll	1/3/2019
2018	101	FV	246,300	0	7,538.	381,200	627,500	627,500	Year End Roll	12/20/2017
2017	101	FV	246,300	0	7,538.	348,900	595,200	595,200	Year End Roll	1/3/2017
2016	101	FV	246,300	0	7,538.	297,200	543,500	543,500	Year End	1/4/2016
2015	101	FV	232,800	0	7,538.	258,500	491,300	491,300	Year End Roll	12/11/2014
2014	101	FV	232,800	0	7,538.	239,100	471,900	471,900	Year End Roll	12/16/2013
2013	101	FV	232,800	0	7,538.	227,400	460,200	460,200		12/13/2012

!13967!

PRINT

Date	Time
12/11/20	03:51:18

LAST REV

Date	Time
08/09/18	17:58:13

apro

PAT ACCT. 13967

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EWEN MARK D & K	55069-19		7/29/2010		470,500	No	No		
JOHNSON LINDA /	29145-476		9/28/1998		279,000	No	No		Y

USER DEFINED

Prior Id # 1:	120390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
12/1/2008	Meas/Inspect	372	PATRIOT
4/26/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7538		Sq. Ft.	Site		0	70.	0.86	7									452,300						452,300	

Total AC/HA: 0.17305 | Total SF/SM: 7538 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,300 | Spl Credit | Total: 452,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRaY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29504228
Const Adj.:	0.96002150
Adj $ / SQ:	161.625
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398442
Depreciation:	74110
Depreciated Total:	324331

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

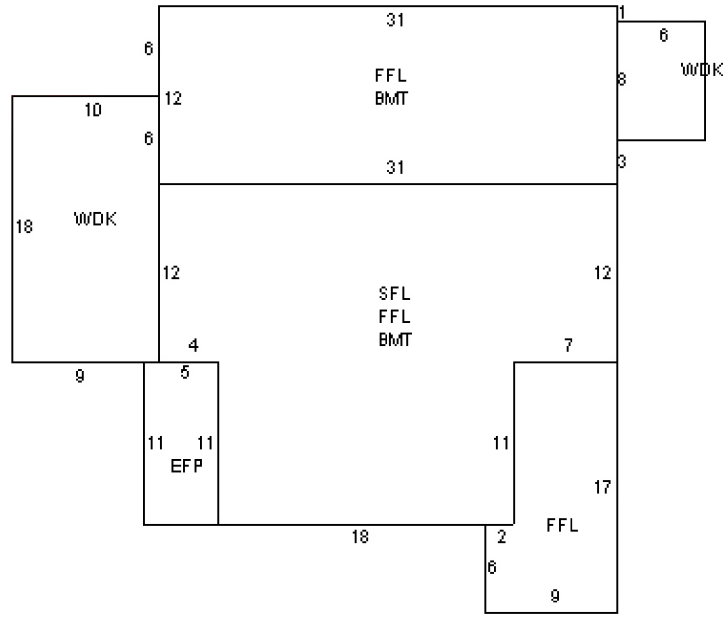
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,095	161.620	176,979
BMT	Basement	964	48.490	46,742
SFL	Second Floor	533	161.620	86,114
WDK	Deck	228	9.970	2,273
EFP	Enclos Porch	55	69.700	3,833

Net Sketched Area:	2,875			Total:	315,941
Size Ad	1627.7999	Gross Are	2934	FinArea	1628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.62
Special Features:	0	Val/Su Net:	112.80
Final Total:	324300	Val/Su SzAd	199.23

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc